



Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER
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THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER
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MEETING DATE: AUGUST 1, 2018

SUBJECT: UP18-07 (UP12-05-C), ELEGANT BARN: REQUEST TO MODIFY AN EXISTING CONDITIONAL USE PERMIT FOR APPROXIMATELY 1.1 ACRES OF REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF GREENFIELD ROAD AND HOUSTON AVENUE IN THE SINGLE FAMILY RESIDENTIAL - 43 (SF-43) ZONING DISTRICT BY MODIFYING A CONDITION OF APPROVAL TO ALLOW FOR THE SERVICE OF ALCOHOL AT THE BANQUET FACILITY IN ACCORDANCE WITH STATE AND LOCAL LAWS.

STRATEGIC INITIATIVE: Community Livability

This existing banquet facility provides a location for social gatherings, wedding receptions, anniversaries, birthday parties and similar events for the community.

RECOMMENDED MOTION

Move to continue UP18-07 (UP12-05-C) Elegant Barn, to the September 5, 2018 Planning Commission.

APPLICANT/OWNER

Company: Brennan Ray
Name: Burch & Cracchiolo

Company: Dennis & Stella Elliott

Address: 702 E. Osborn Rd. Ste 200
Phoenix, AZ 85014
Phone: 602-234-8794
Email: bray@bcattorneys.com

Address: 3914 N. Pinnacle Hills Circle
Mesa, AZ 85207
Phone: 408-483-7011
Email: dennis@theelegantbarn.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>April 11, 2006</i>	The Town Council approved A05-26 annexing this Greenfield Baseline County Island area including the subject property.
<i>August 2, 2012</i>	The Zoning Administrator approved case AUP12-05; an administrative use permit for shared parking between the subject site and the Spirit of Joy Lutheran Church to the south.
<i>October 3, 2012</i>	The Planning Commission approved case UP12-05; a conditional use permit allowing the banquet facility to operate in the Single Family Residential SF-43 district, with stipulations limiting the operating hours and days of week and prohibiting the use of live bands.
<i>November 15, 2012</i>	Case UP12-05 was appealed to the Town Council (AP12-01). The Town Council upheld the Planning Commission approval of case UP12-05, with additional stipulations setting a maximum occupancy of 233 and prohibiting: a) parking on the west side of Greenfield; b) the use of speakers outside of the facility; and c) prohibiting the consumption/service of alcohol.
<i>January 8, 2014</i>	Received Certificate of Occupancy from the Town.
<i>February 4, 2015</i>	The Planning Commission amended UP12-05 under UP14-11 for Elegant Barn to modify the existing Conditional Use Permit and amend the conditions of approval (listed below).
<i>June 6, 2018</i>	The Planning Commission reviewed UP18-07 (UP12-05-C) as a study session item.
<i>July 30, 2018</i>	The applicant requested UP18-07 be continued to the September 5, 2018 Planning Commission hearing.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/Acre	Single Family Residential 43 (SF-43)	Non-Residential Uses (Plasterers of Arizona)
South	Residential > 0-1 DU/Acre and Residential > 1-2 DU/Acre	Single Family Residential 43 (SF-43)	Houston Ave. then Spirit of Joy Lutheran Church
East	Residential > 0-1 DU/Acre	Single Family Residential 43 (SF-43)	Large Lot Residential Uses

West	Residential > 3.5-5 DU/Acre	Single Family Residential 7 (SF-7) PAD	Greenfield Road then Val Vista Lakes Community
Site	Residential > 0-1 du/acre	Single Family Residential 43 (SF-43)	Elegant Barn

Overview

The existing banquet facility is located on a 1.11 acre lot at the northeast corner of Greenfield Road and Houston Avenue. Under UP18-07 (UP12-05C) the applicant is requesting modification to allow alcohol to be served at the Elegant Barn facility. The applicant has requested a continuance of the project to the September 5, 2018 Planning Commission hearing in order to ensure interested, adjoining residents would have the opportunity to attend the public hearing.

STAFF RECOMMENDATION

- 1) Move to continue UP18-07 (UP12-05-C) Elegant Barn, to the September 5, 2018 Planning Commission.

Respectfully submitted,



Nathan Williams, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, August 1, 2018* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

*** Call Planning Department to verify date
and time: (480) 503-6805**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

REQUESTED ACTION:

UP18-07 (UP12-05-C) Elegant Barn: Request to modify an existing Conditional Use Permit for approximately 1.1 acres of real property generally located at the northeast corner of Greenfield Road and Houston Avenue in the Single Family Residential 43 (SF-43) zoning district by modifying a condition of approval to allow for the service of alcohol at the banquet facility in accordance with state and local laws.

SITE LOCATION:



**APPLICANT: Burch & Cracchiolo, P.A.
CONTACT: Brennan Ray
ADDRESS: 702 E. Osborn Road, Ste. 200
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